

JERSEY CITY BOARD OF ADJUSTMENT
PUBLIC NOTICE/LEGAL AD

Please be advised the following items will be heard at the next Regular Meeting of the Jersey City Board of Adjustment, scheduled for **Thursday, July 18, 2013 at 6:00 p.m.**, in the **Council Chambers, 280 Grove Street, Second Floor, Jersey City, NJ**

1. Call to Order
 2. Sunshine Announcement
 3. Roll Call
 4. Swear in Staff
 5. Correspondence
 6. Old Business:
-
7.

Case:	Z13-019	
Applicant:	Dorothy Bromirski and Valerie Piccarillo	
Attorney:	Leonard P. Kiczek, Esq	
Address:	162 Grand Street	
Block:	14206	Lots: 13
Zone:	Paulus Hook Historic District	
For:	To construct an 8'6" rear yard deck	
"c" Variance:	Minimum rear yard setback	

 8.

Case:	Z13-010	
Applicant:	Michael and Lissette Sanzen	
Address:	53.5-55 Mercer Street	
Attorney:	Charles J. Harrington, III Esq.	
Block:	12905	Lot: 6 & 7
Zone:	Van Vorst Historic District	
For:	To construct a 3-story side addition comprising 2 units of residential above ground floor garage parking as part of a conversion of a 3-family townhouse to a 2-family townhouse.	
"c" variances:	On-site parking for a building under 10 units	

Carried from the June 20, 2013 meeting

 9.

Case:	Z08-008.1	Site Plan Amendment
Applicant:	Roger Gupta	
Attorney:	Rita McKenna, Esq.	
Address:	222-224 First Street	
Block:	11402	Lots: 23
Zone:	Harsimus Cove Historic District	
For:	Amendment to approved site plan to reduce the building from a 4-story, 8-unit building to a 5-story, 8- unit building to use the basement level for living space.	
"d" Variance:	Height	

 10.

Case:	Z12-024	Minor Site Plan
Applicant:	New York SMSA Limited Partnership d/b/a Verizon Wireless	
Attorney:	Richard D. Stanzione, Esq.	
Address:	238 5 th Street	
Block:	11204	Lot: 9
Zone:	Harsimus Cove Historic District	
For:	Minor Site Plan to install wireless communication antennas on the roof of building	
"d" Variances:	Use (to permit wireless communication antenna in the Historic District)	

 11.

Case:	Z13-004	Minor Site Plan
Applicant:	New Cingular Wireless PCS, LLC ("AT&T")	
Address:	238 Fifth Street	
Attorney:	Judith A. Fairweather, Esq	
Block:	11204	Lot: 9
Zone:	Harsimus Cove Historic District	
For:	Minor Site Plan to install wireless communication antennas on the roof of building	
"d" Variances:	Use (to permit wireless communication antenna in the Historic District)	

Cont. on other side →→→

12. Case: Z13-015
Applicant: Julio Caro
Attorney: Nicholas Corrado, Esq.
Address: 397 3rd Street
Block: 1108 Lot: 12
Zone: R-1 One and Two Family Housing District
For: Construction of a 3-family house on an undersized lot
“c” Variances: Minimum lot size, Minimum lot depth, Minimum lot width, Maximum building height, maximum building coverage
“d” Variances: Use
13. Case: Z13-016
Applicant: Julio Caro
Attorney: Nicholas Corrado, Esq.
Address: 399 3rd Street
Block: 1108 Lot: 11
Zone: R-1 One and Two Family Housing District
For: Construction of a 3-family house on an undersized lot
“c” Variances: Minimum lot size, Minimum lot depth, Minimum lot width, Maximum building height, maximum building coverage
“d” Variances: Use
14. Case: Z13-017
Applicant: Julio Caro
Attorney: Nicholas Corrado, Esq.
Address: 401 3rd Street
Block: 1108 Lot: 10
Zone: R-1 One and Two Family Housing District
For: Construction of a 2-family house on an undersized lot
“c” Variances: Minimum lot size, Minimum lot depth, Minimum lot width, Maximum building height, maximum building coverage
15. Case: Z13-013
Applicant: Robert O’Neill
Attorney: Rita McKenna, Esq.
Address: 415 Monmouth Street
Block: 9902 Lot: 18
Zone: NC – Neighborhood Commercial
For: To convert a mixed use building with ground floor commercial and 2 units on above floors to a single family residence
“d” Variances: Use to residential and not commercial on the ground floor

16. MEMORIALIZATION OF RESOLUTIONS

17. Executive Session, as needed, to discuss litigation, personnel, or other matters

Kate Donnelly, BOARD OF ADJUSTMENT ACTING CHAIRPERSON